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1. Introduction

This is a proposal for 35 London Road, Reading. RG1 5BJ. The proposal is to carry out internal refurbishment of the property to restore and bring back into use this Grade II listed property that has been left vacant for several years now and as a result has deteriorated considerably:

On completion the property will form a high-quality HMO that will be retained and managed by Gravitas Property Group.

The Construction Management Statement (CMS) is being submitted to the representatives of Reading Borough Council planning department for approval. Once agreed the CMS will be complied with on site and should any problems arise in relation to the works, we will work with Reading Borough Council to review the CMS.

2. Construction Programme

Commence – January 2020

Completion - April 2020

3. Parking on site

Due to the nature of this project which is relatively small, there will be very limited numbers of people on site at anyone time. There will be no parking of vehicles on site and all trades and visitors will use parking facilities within Reading, such as West Cloister Car Park on Crown Place.

4. Storage of Plant and Materials

The nature of the works being carried out is a relatively light touch refurbishment and as a result there will be NO plant required with the exception of hand tools. Materials for the works will be brought to site on an 'As Required' basis and will all be kept within the building itself and will be loaded out directly to the area that they are needed for. As a result of this there will be no storage area shown on a plan as one is not needed for this work.

5. Hoarding

There will be no hoarding erected to the site boundary. The works being carried out are either all internal or limited to the rear garden which is fully enclosed.

6. Wheel Washing

Construction Management Statement



Due to the nature of the project this will not be required. Site operatives will ensure that no debris from the works end up on either the footpath or highway.

7. Site Welfare

All site welfare will be contained within the property, as we already have water and power within the building.

8. Waste Management

We will use Hadley Recycling and Waste Management of Reading for our skips, which will be very limited in quantity due to the nature of the works. This company will separate and re-cycle our material at their own facility.

9. Site Cleanliness

All contractors and direct staff will be contracted to maintain tidy work areas and clear all waste to the skip provided on site.

10. Noise, Dust and Vibration

The nature of the project (Refurbishment) will create relatively little in terms of Noise and Dust, we will however ensure that:

- During any internal demolition damping down will take place to control dust both within the building and reaching the external atmosphere.
- There will be no generators or engine driven plant used on site for any of the works.
- Working hours will be restricted to those dictated by the planning conditions, which are generally 0800 – 1730 hours.

11. Closures

There will be no need to close any footpath or roads during this project.